



**CITY OF WALLED LAKE
PLANNING COMMISSION
TUESDAY, JUNE 14, 2016**

The Meeting was called to order at 7:30 p.m.

ROLL CALL: Malone, Maurer, Novak, Palmer, Robertson, Wolfson

ABSENT: Whitt

**PC 06-01-16 MOTION TO EXCUSE COMMISSIONER WHITT FROM
TONIGHT'S MEETING**

Motion by Robertson, seconded by Novak, **CARRIED UNANIMOUSLY:** To excuse Commissioner Whitt from tonight's meeting.

OTHERS PRESENT: Planning Consultant Deem, City Attorney Vanerian, Recording Secretary Rodgers, Finance Director Coogan

REQUESTS FOR AGENDA CHANGES: None

APPROVAL OF MINUTES:

**PC 06-02-16 APPROVAL OF THE MAY 10, 2016 PLANNING COMMISSION
MEETING MINUTES**

Motion by Palmer, seconded by Novak, **CARRIED UNANIMOUSLY:** To approve the May 10, 2016 Planning Commission minutes.

COMMUNICATION: None

AUDIENCE PARTICIPATION: None

ATTORNEY'S REPORT:

1. Executive Session to discuss Planning Commission Case 250

**PC 06-03-16 MOTION TO ENTER INTO EXECUTIVE SESSION TO DISCUSS
PLANNING COMMISSION CASE 250**

Motion by Robertson, seconded by Palmer, **CARRIED UNANIMOUSLY**: To enter into executive session to discuss Planning Commission case 250.

Roll Call Vote:

Yes: (6) Malone, Maurer, Novak, Palmer, Robertson, Wolfson
No: (0)
Absent: (1) Whitt
Abstain: (0)

(6-0) MOTION CARRIED

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Public Hearing

Open Public Hearing 7:35 p.m.

1. 724 N. Pontiac Trail – Special Land Use
Applicant: Luigj Luca

Planning Consultant Deem explained the applicant is proposing to occupy an existing tenant space for a private/member's only coffee shop/social club in Maple Plaza. The application is complete but he would like more information from the applicant on a few items. He explained that Maple Plaza abuts N. Pontiac Trail and West Maple Road which both are major thoroughfares so the applicant is compliant there. He said the use proposed to go in an existing shopping area so no new parking is proposed for the proposed use. He stated the exact number of members or hours of operation were not provided but believes there will be enough parking. He said the intent of the C-2, General Business District is to provide for a variety of commercial uses to meet the needs of the entire community and surrounding areas. He said the proposed member's only coffee shop social club is a low impact use that is consistent with the zoning ordinance. He said there will be no new construction for the proposed use. He explained should the applicant supply the appropriate information that confirms the findings of this report, they recommend the Planning Commission grant Special Land Use Approval for a private club located at 724 N. Pontiac Trail for complying with Section 21.29 Special Land Use Review: Specific Standards for a private club, and Section 21.29 Special Land Use Review: General Standards based on the findings of fact of this report.

Applicant Luigj Luca said there will be fifteen (15) members watching TV and drinking coffee and it is just for friends. He said he was in the apartment building next to Pepino's before. He said the members can bring a case of beer for birthdays or special events.

Commissioner Palmer asked if liquor is allowed.

City Planner Deem said it is County's decision with the Health Department about liquor control.

Commissioner Robertson asked what are the hours of operation will be. He asked what does it take to become a member.

Mr. Luca said the hours are at night. He said it does not go until the morning.

Audience Participation:

Mr. Masoud said he supports the coffee shop going in.

Close Public Hearing 7:42 p.m.

Discussion:

**PC 06-04-16 MOTION TO APPROVE PLANNING COMMISSION CASE 255
SPECIAL LAND USE FOR MEMBER'S ONLY COFFEE SHOP AT
724 N. PONTIAC TRAIL**

Motion by Novak, seconded by Maurer, CARRIED UNANIMOUSLY: To approve Planning Commission case 255 Special Land Use for member's only coffee shop at 724 N. Pontiac Trail.

2. Discussion – Master Plan Implementation

Planning Consultant Deem said what is being proposed is to rezone the area C-1 located West of Pontiac Trail and rezone it to C-3 which would be consistent with the Master Plan. He said by rezoning it to C-3 it will increase the number of uses allowed. He explained by rezoning to C-3 it would allow restaurants to serve alcohol. He explained the area proposed to be rezoned to C-3 has property in both subsections of the Downtown Overlay District (Historic Downtown and Pontiac Trail & Maple Road) and property that is outside of the Downtown Overlay District. He recommends revising the Historic Downtown subsection to include the northwest corner of Pontiac Trail and Walled Lake Drive. He explained further this would bring the buildings closer to the street while still providing opportunities for sidewalks and on-street parking. He stated this would provide a consistent setback for the commercial properties along Walled Lake Drive. He said by updating the zoning it would allow for great redevelopment opportunities to occur.

Commissioner Maurer asked about prohibiting the use of some building products. He discussed his company does sell high end plastic building products and does not know if what the City is doing could be a disservice from prohibiting those. He said something to think about when working on the wording because there are quality high-end plastic products out there.

City Planner Deem said that is something for the Commission to consider. He said the Master Plan strongly suggest that applicants use these types of materials so if someone came in with low

quality product let them know it does not follow the Master Plan and the Commission would want to lead them towards a more appropriate design.

Commissioner Palmer said there needs to be a list of quality material to choose from. He said a lot of buildings use EFS material that has no structural strength. He said there should be a list of sturdy material that will last a long time.

City Planner Deem said he would like a consensus to move forward with the rezoning request.

Commissioner Maurer said he works with an architectural department and they do work with codes and code development and he would be happy to have them contact the city planner and obtain the right terminology. He asked if the City has ever proposed a color scheme to choose from. He said in other City's they have five (5) colors to choose from but it is not required.

Commission recessed at 8:12 p.m.

Commission entered into executive session at 8:13 p.m.

Commission rose from executive session at 8:45p.m.

ADMINISTRATIVE REPORT:


1. Code Enforcement Report May

DISCUSSION:


COMMISSIONERS COMMENTS:

PC 06-05-16 ADJOURNMENT

Motion by Palmer, seconded by Robertson, CARRIED UNANIMOUSLY: To adjourn the meeting at 8:48 p.m.



Chelsea Rodgers
Recording Secretary



Matt Malone
Chairperson



**CITY OF WALLED LAKE
REGULAR PLANNING COMMISSION MEETING
EXECUTIVE SESSION
JUNE 14, 2016**

Commission recessed at 8:12 p.m.

Commission entered into Executive Session at 8:13 p.m.


EXECUTIVE SESSION:

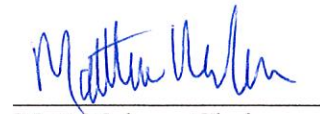
1. Executive Session to discuss Planning Commission case 250

No action taken

Council rose from executive session at 8:45 p.m.

Adjourn 8:45 p.m.


Chelsea Rodgers, Deputy Clerk


Matt Malone, Chairman

History: Chapter 6, The Council: Procedure and Miscellaneous Powers and Duties: *Section 6.7 (a) A journal of the proceedings of each meeting shall be kept in the English language by the Clerk and shall be signed by the presiding officer and Clerk of the meeting.*